

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Morris County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$14,232,619**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	27		
Program Progress:							
% of Funds Committed	96.59 %	94.52 %	6	94.94 %	70	68	
% of Funds Disbursed	92.21 %	83.13 %	5	84.35 %	83	80	
Leveraging Ratio for Rental Activities	6.56	4.44	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	89.64 %	83.34 %	14	81.38 %	42	39	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.92 %	65.24 %	8	68.05 %	71	67	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	94.85 %	82.73 %	3	79.65 %	85	81	
% of 0-30% AMI Renters to All Renters***	73.20 %	44.53 %	5	44.76 %	93	88	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.87 %	1	94.31 %	100	100	
Overall Ranking:			In State:	1 / 27	Nationally:	95	95
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$67,676	\$26,615		\$25,245	97 Units	38.30	%
Homebuyer Unit	\$27,246	\$16,530		\$14,395	139 Units	54.90	%
Homeowner-Rehab Unit	\$18,750	\$15,052		\$20,186	8 Units	3.20	%
TBRA Unit	\$5,491	\$7,838		\$3,142	9 Units	3.60	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Morris County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$119,017	\$137,426	\$18,750
State:*	\$96,875	\$90,993	\$17,016
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	80.4	50.0	87.5	55.6
Black/African American:	14.4	13.8	0.0	33.3
Asian:	0.0	2.9	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.7	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.4	0.0	0.0
Asian/Pacific Islander:	1.0	2.2	0.0	0.0

ETHNICITY:

Hispanic	4.1	29.0	12.5	11.1
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HOUSEHOLD SIZE:

1 Person:	77.3	22.5	37.5	33.3
2 Persons:	6.2	21.0	12.5	22.2
3 Persons:	9.3	17.4	25.0	44.4
4 Persons:	0.0	30.4	12.5	0.0
5 Persons:	2.1	6.5	12.5	0.0
6 Persons:	4.1	0.7	0.0	0.0
7 Persons:	0.0	0.7	0.0	0.0
8 or more Persons:	1.0	0.7	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	44.3	25.4	12.5	22.2
Elderly:	42.3	2.2	50.0	11.1
Related/Single Parent:	10.3	38.4	0.0	55.6
Related/Two Parent:	0.0	32.6	37.5	11.1
Other:	3.1	1.4	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	21.6	0.0 [#]
HOME TBRA:	0.0	
Other:	52.6	
No Assistance:	25.8	

of Section 504 Compliant Units / Completed Units Since 2001 155

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Morris County Consortium

State: NJ

Group Rank: 95
(Percentile)

State Rank: 1 / 27 PJs

Overall Rank: 95
(Percentile)

Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	89.64	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	79.92	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	94.85	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.01	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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